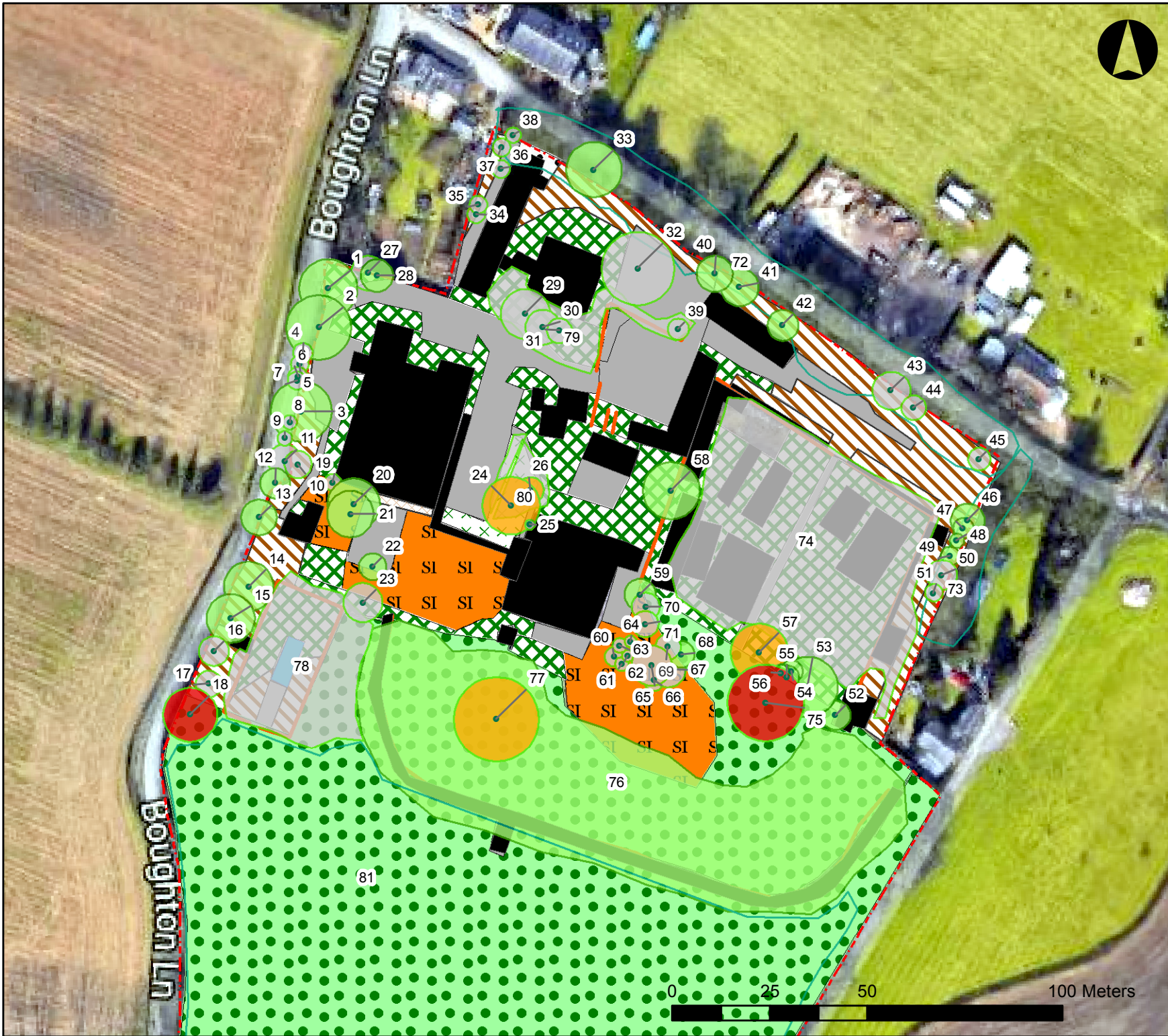


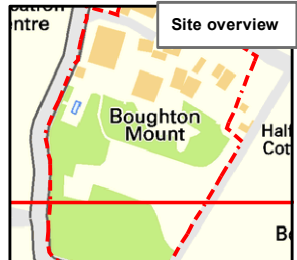
Appendix 2 - Bat Scoping Assessment (Trees)



Legend

Tree Bat Potential

- Not assessed
- H (High)
- M (Moderate)
- L (Low)
- Negligible
- Building
- Boundary
- Wall
- Waterbody
- Tree
- Mixed woodland - semi-natural
- Scrub - dense/continuous
- Scrub - scattered
- SI Neutral grassland - semi-improved
- Other tall herb and fern - ruderal
- Introduced shrub
- Hardstanding
- Bare ground



Project Name:		Boughton Mount, Maidstone
Drawing title:		Tree Bat Potential Plan
Drawing number:		180337-E-03
Client:		Kent County Council
Agent:		Tim Moya Associates
Date:	17/10/2018	Drawn by:
		BP
Scale:		1:1,300

Tree bat potential

180337 - Boughton Mount 180337-ED-12

Tree No.	Species	Tree Height (m)	Age Class	BCT Category (explanation at end of schedule)	Notes	Ecological Recommendations
1	Quercus robur English Oak	18.0	Late Mature	Low	Not fully visible from the ground. Small bat roost features could exist out of sight. Not fully visible from the ground.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.
2	Cupressocyparis leylandii Leyland Cypress	18.0	Late Mature	Low	Not fully visible from the ground. Small bat roost features could exist out of sight. Not fully visible from the ground.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.
3	Quercus robur English Oak	18.0	Late Mature	Low	Not fully visible from the ground. Small bat roost features could exist out of sight. Not fully visible from the ground.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.
4	Chamaecyparis lawsoniana Lawson Cypress	12.0	Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
5	Chamaecyparis lawsoniana Lawson Cypress	10.0	Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations

180337 - Boughton Mount
180337-ED-12

Tree No.	Species	Tree Height (m)	Age Class	BCT Category (explanation at end of schedule)	Notes	Ecological Recommendations
6	Chamaecyparis lawsoniana Lawson Cypress	10.0	Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
7	Fagus sylvatica Common Beech	8.0	Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
8	Chamaecyparis lawsoniana Lawson Cypress	9.0	Early Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
9	Chamaecyparis lawsoniana Lawson Cypress	16.0	Early Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
10	Ilex aquifolium Holly	10.0	Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
11	Taxus baccata Yew	9.0	Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
12	Acer pseudoplatanus Sycamore	11.0	Early Mature	Low	Not fully visible from the ground. Small bat roost features could exist out of sight. Not fully visible from the ground.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.
13	Acer pseudoplatanus Sycamore	11.0	Early Mature	Low	Not fully visible from the ground. Small bat roost features could exist out of sight. Not fully visible from the ground.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.
14	Quercus robur English Oak	18.0	Late Mature	Low	Not fully visible from the ground. Small bat roost features could exist out of sight. Not fully visible from the ground.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.

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Tree No.	Species	Tree Height (m)	Age Class	BCT Category (explanation at end of schedule)	Notes	Ecological Recommendations
15	Quercus robur English Oak	18.0	Late Mature	Low	Not fully visible from the ground. Small bat roost features could exist out of sight. Not fully visible from the ground.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.
16	Quercus ilex Holm Oak	9.0	Early Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
17	Quercus ilex Holm Oak	9.0	Early Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
18	Carpinus betulus Hornbeam	14.0	Post Mature	High	Woodpecker holes and wounds throughout tree.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.
19	Picea abies Norway Spruce	7.0	Semi Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
20	Cupressus macrocarpa Monterey cypress	16.0	Late Mature	Low	No notable features of bat roost potential visible. Small features may be present out of site. Not fully visible from ground inspection.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.
21	Pinus nigra Black Pine	18.0	Late Mature	Low	No notable features of bat roost potential visible. Small features may be present out of site. Not fully visible from a ground inspection.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.

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180337-ED-12

Tree No.	Species	Tree Height (m)	Age Class	BCT Category (explanation at end of schedule)	Notes	Ecological Recommendations
22	Chamaecyparis lawsoniana 'Aurea Lawson's Cypress cv.	12.0	Mature	Low	No fully visible from the ground. Small bat roost features may exist out of site.	Precautionary soft-fell if felling required. Climbing survey considered unsuitable, soft fell required if being pruned or felled.
23	Eucalyptus sp. Eucalyptus Tree	14.0	Early Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
24	Quercus robur English Oak	20.0	Late Mature	Moderate	Two notable holes half way up main stem (one in use by nesting starlings). Also various wounds and cavities in large branches of crown.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.
25	Chamaecyparis lawsoniana Lawson Cypress	8.0	Early Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
26	Acer pseudoplatanus Sycamore	5.0	Early Mature	Moderate	Rams horns present and flaking bark.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.
27	Laurus nobilis Bay/Bay Laurel/Poets Laurel	8.0	Early Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
28	Laurus nobilis Bay/Bay Laurel/Poets Laurel	8.0	Early Mature	Low	Small areas of flaking bark. Limited bat roost potential.	Precautionary soft-fell if felling required. Climbing survey considered unsuitable, soft fell required if being pruned or felled.

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Tree No.	Species	Tree Height (m)	Age Class	BCT Category (explanation at end of schedule)	Notes	Ecological Recommendations
29	Acer pseudoplatanus Sycamore	14.0	Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
30	Cerasus avium Wild Cherry	12.0	Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
31	Cerasus avium Wild Cherry	10.0	Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
32	Cedrus atlantica 'Glauca' Blue Atlas Cedar	18.0	Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
33	Castanea sativa Sweet Chestnut	16.0	Late Mature	Low	Not fully visible from the ground. Small bat roost features could exist out of sight. Not fully visible from the ground.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.
34	Chamaecyparis lawsoniana 'Aurea' Lawson's Cypress cv.	14.0	Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
35	Laurus nobilis Bay/Bay Laurel/Poets Laurel	6.0	Early Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
36	Acer pseudoplatanus Sycamore	6.0	Early Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations

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Tree No.	Species	Tree Height (m)	Age Class	BCT Category (explanation at end of schedule)	Notes	Ecological Recommendations
37	Acer pseudoplatanus Sycamore	6.0	Early Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
38	Acer pseudoplatanus Sycamore	6.0	Early Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
39	Salix caprea Goat Willow/Great Sallow	6.0	Semi Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
40	Acer pseudoplatanus Sycamore	14.0	Early Mature	Low	Covered in ivy, not fully visible for inspection.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.
41	Acer pseudoplatanus Sycamore	14.0	Early Mature	Low	Covered in ivy, not fully visible for inspection.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.

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Tree No.	Species	Tree Height (m)	Age Class	BCT Category (explanation at end of schedule)	Notes	Ecological Recommendations
42	Acer pseudoplatanus Sycamore	10.0	Early Mature	Low	Covered in ivy, not fully visible for inspection.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.
43	Acer pseudoplatanus Sycamore	12.0	Early Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
44	Acer pseudoplatanus Sycamore	7.0	Early Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
45	Ulmus procera English Elm	13.0	Early Mature	Negligible	No suitable roosting features visible.	No further bat recommendations
46	Acer pseudoplatanus Sycamore	16.0	Mature	Low	Not fully visible	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.
47	Chamaecyparis lawsoniana Lawson Cypress	16.0	Mature	Low	Not fully visible from the ground. Small bat roost features could exist out of sight.	Precautionary soft-fell if felling required. Climbing survey considered unsuitable, soft fell required if being pruned or felled.

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Tree No.	Species	Tree Height (m)	Age Class	BCT Category (explanation at end of schedule)	Notes	Ecological Recommendations
48	Chamaecyparis lawsoniana Lawson Cypress	14.0	Mature	Low	Not fully visible from the ground. Small bat roost features could exist out of sight.	Precautionary soft-fell if felling required. Climbing survey considered unsuitable, soft fell required if being pruned or felled.
49	Thuja plicata Western Red Cedar	14.0	Mature	Low	No notable features of bat roost potential.	Precautionary soft-fell if felling required. Climbing survey considered unsuitable, soft fell required if being pruned or felled.
50	Thuja plicata Western Red Cedar	15.0	Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
51	Thuja plicata Western Red Cedar	12.0	Mature	Negligible	No notable features of bat roost potential.	Precautionary soft-fell if felling required. Climbing survey considered unsuitable, soft fell required if being pruned or felled.
52	Thuja plicata Western Red Cedar	14.0	Mature	Low	Not fully visible from the ground. Small bat roost features could exist out of sight.	Precautionary soft-fell if felling required. Climbing survey considered unsuitable, soft fell required if being pruned or felled.
53	Tilia cordata Small Leaved Lime	20.0	Late Mature	Low	Not fully visible from the ground. Small bat roost features could exist out of sight.	Precautionary soft-fell if felling required. Climbing survey considered unsuitable, soft fell required if being pruned or felled.
54	Tilia cordata Small Leaved Lime	10.0	Mature	Low	Not fully visible from the ground. Small bat roost features could exist out of sight.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.

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180337-ED-12

Tree No.	Species	Tree Height (m)	Age Class	BCT Category (explanation at end of schedule)	Notes	Ecological Recommendations
55	Tilia cordata Small Leaved Lime	10.0	Mature	Low	Not fully visible from the ground. Small bat roost features could exist out of sight.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.
56	Tilia cordata Small Leaved Lime	6.0	Mature	Low	Not fully visible from the ground. Small bat roost features could exist out of sight.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.
57	Davidia involucrata Dove Tree/Handkerchief Tree	16.0	Mature	Moderate	Various wounds and cavities scattered all over tree. Many don't lead anywhere, however a lot were out of reach/view from the ground.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.
58	Acer saccharinum Silver Maple	16.0	Late Mature	Low	Not fully visible from the ground. Small bat roost features could exist out of sight.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.
59	Cupressocyparis leylandii Leyland Cypress	18.0	Mature	Low	Not fully visible from the ground. Small bat roost features could exist out of sight.	Precautionary soft-fell if felling required. Climbing survey considered unsuitable, soft fell required if being pruned or felled.
60	Sorbus aucuparia Rowan/Mountain Ash	5.0	Early Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
61	Sorbus aucuparia Rowan/Mountain Ash	4.0	Early Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations

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Tree No.	Species	Tree Height (m)	Age Class	BCT Category (explanation at end of schedule)	Notes	Ecological Recommendations
62	Sorbus aucuparia Rowan/Mountain Ash	5.0	Early Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
63	Sorbus aucuparia Rowan/Mountain Ash	5.0	Early Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
64	Sorbus aucuparia Rowan/Mountain Ash	5.0	Early Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
65	Nothofagus antarctica Antarctic Beech	18.0	Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
66	Nothofagus antarctica Antarctic Beech	18.0	Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
67	Nothofagus antarctica Antarctic Beech	18.0	Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
68	Fagus sylvatica 'Fastigiata' Fastigate Beech	17.0	Early Mature	Low	Not fully visible from the ground. Small bat roost features could exist out of sight.	Precautionary soft-fell if felling required. Climbing survey considered unsuitable, soft fell required if being pruned or felled.
69	Betula pubescens Downy Birch	16.0	Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
70	Betula pendula Silver Birch	12.0	Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
71	Cupressocyparis leylandii Leyland Cypress	13.0	Mature	Negligible	No notable features of bat roost potential.	No further bat recommendations
72	Acer pseudoplatanus Sycamore	18.0	Mature		Off site trees were not fully assessed due to access. Off site trees were not fully assessed due to access.	No further bat recommendations

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Tree No.	Species	Tree Height (m)	Age Class	BCT Category (explanation at end of schedule)	Notes	Ecological Recommendations
73	Chamaecyparis lawsoniana Lawson Cypress Acer pseudoplatanus Sycamore	16.0	Mature		Off site trees were not fully assessed due to access. Off site trees were not fully assessed due to access.	No further bat recommendations
74	Tilia cordata Small Leaved Lime Salix caprea Goat Willow/Great Sallow Quercus robur English Oak Chamaecyparis lawsoniana Lawson Cypress Davidia involucrata Dove Tree/Handkerchief Tree Buddleja sp. Buddleja Betula pendula Silver Birch Acer pseudoplatanus Sycamore	6.0	Semi Mature	Negligible	No suitable roost features visible.	No further bat recommendations
75	Acer saccharinum Silver Maple	16.0	Late Mature	High	Woodpecker hole, flaking bark and wounds. Not fully visible from ground.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.

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Tree No.	Species	Tree Height (m)	Age Class	BCT Category (explanation at end of schedule)	Notes	Ecological Recommendations
76	Fagus sylvatica Common Beech Acer pseudoplatanus Sycamore Cedrus atlantica Atlas Cedar Corylus avellana Common Hazel Quercus robur English Oak Quercus robur 'Fastigiata' Cypress Oak Sorbus aucuparia Rowan/Mountain Ash Acer platanoides 'Crimson King' Red Norway Maple Cerasus avium Wild Cherry	10.0	Early Mature	Low	Several trees inaccessible due to bramble and dense scrub. View restricted on trees due to dense ivy coverage.	No further bat recommendations
77	Davidia involucrata Dove Tree/Handkerchief Tree	17.0	Late Mature	Moderate	Flaking bark all over tree. Not fully visible from ground.	Climbed inspection if felling or pruning required. Climbed inspection to endoscope features. Results of this inspection may result in further surveys being recommended.

180337 - Boughton Mount

180337-ED-12

Tree No.	Species	Tree Height (m)	Age Class	BCT Category (explanation at end of schedule)	Notes	Ecological Recommendations
78	Sorbus aucuparia Rowan/Mountain Ash Salix caprea Goat Willow/Great Sallow Corylus avellana Common Hazel Betula pendula Silver Birch Acer pseudoplatanus Sycamore	5.0	Semi Mature	Negligible	No suitable bat roosting features visible.	No further bat recommendations
79	Sorbus aucuparia Rowan/Mountain Ash Cerasus avium Wild Cherry Betula pendula Silver Birch Acer pseudoplatanus Sycamore	5.0	Semi Mature	Negligible	No suitable bat roosting features visible.	No further bat recommendations
80	Fagus sylvatica 'Fastigiata' Fastigate Beech	6.0	Semi Mature	Negligible	No suitable bat roosting features visible.	No further bat recommendations

180337 - Boughton Mount

180337-ED-12

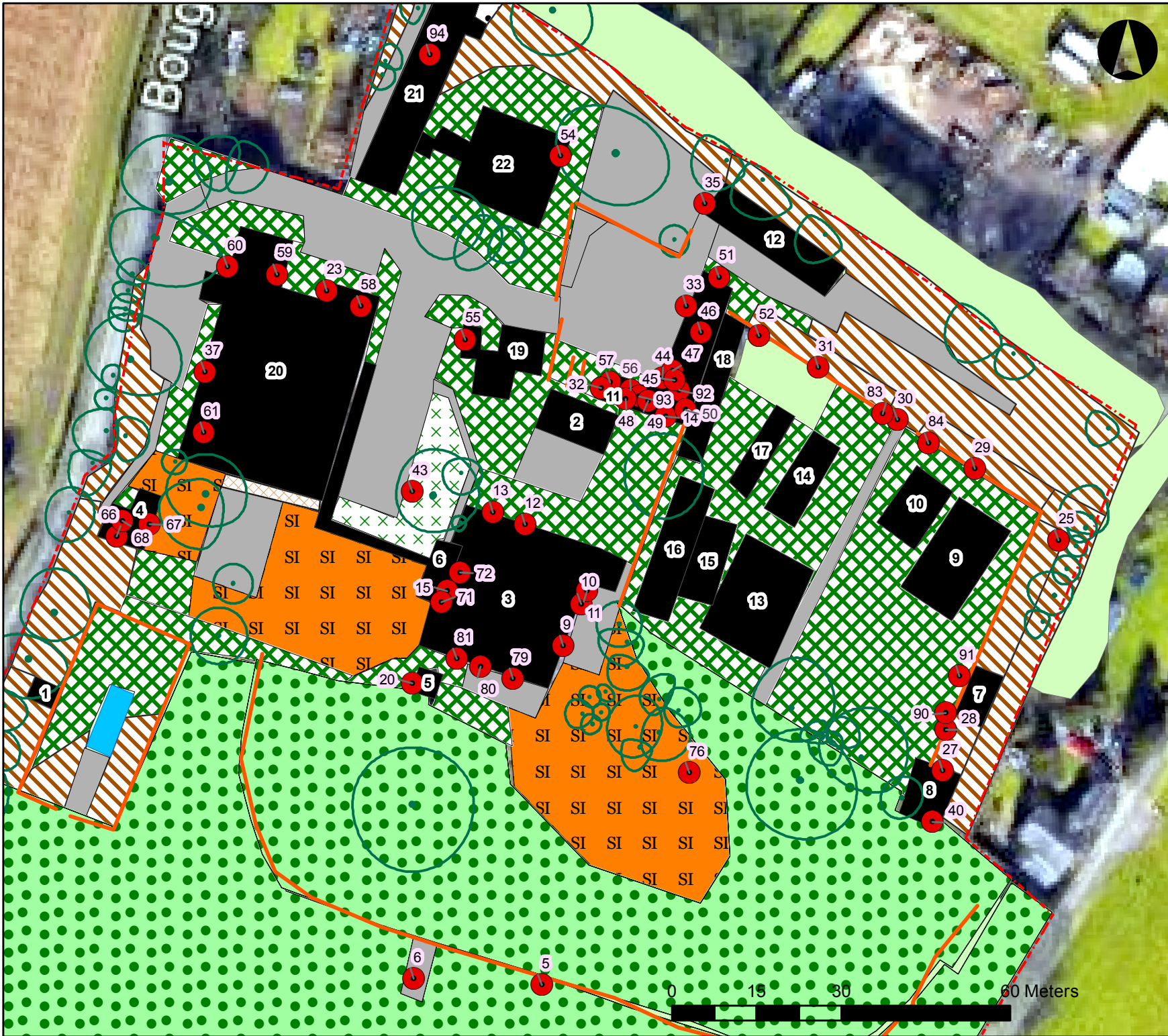
Tree No.	Species	Tree Height (m)	Age Class	BCT Category (explanation at end of schedule)	Notes	Ecological Recommendations
81	Acer pseudoplatanus Sycamore Betula pendula Silver Birch Castanea sativa Sweet Chestnut Cerasus avium Wild Cherry Fagus sylvatica Common Beech Chamaecyparis lawsoniana Lawson Cypress Platanus orientalis Oriental Plane cv. Quercus robur English Oak Sequoia sempervirens Coast Redwood Thuja plicata Western Red Cedar Tilia cordata Small Leaved Lime	15.0	Mature		These trees have not been inspected as part of the current bat scoping plan as they are due to be retained.	No further bat recommendations

Bat Potential

- Negligible - Negligible habitat features on site likely to be used by roosting bats.
- Low - A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
- Moderate - A tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.
- High - A tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.
- Roost - A known or confirmed bat roost.

Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn).
The Bat Conservation Trust, London.

Appendix 3 – Target Note Plan and Notes



Legend

- TargetNote
- Boundary



Project Name:		Boughton Mount, Maidstone
Drawing title:		Target Note Plan
Drawing number:		180337-E-03
Client:		Kent County Council
Agent:		Tim Moya Associates
Date:	29/10/2018	Drawn by:
		BP
Scale:		1:900



Legend

- TargetNote
- Boundary



Project Name:		Boughton Mount, Maidstone
Drawing title:		Target Note Plan
Drawing number:		180337-E-03.1
Client:		Kent County Council
Agent:		Tim Moya Associates
Date:	29/10/2018	Drawn by: BP
Scale:		1:450

Target notes

Object ID	Type	Notes and findings
5	Habitat description	Historic stone Ha-Ha 2.2 m tall. Includes numerous crevices between stones, suitable for roosting bats and other small mammals. Harts tongue fern and male fern growing from cracks.
6	Miscellaneous target note	Historic stone bridge leading over Ha-Ha. Underside could provide potential for hibernating bats but no crevices were present during inspection.
9	Potential Bat Roost Feature (PRF)	Hanging tiles (partly smashed off). Potential for use by roosting bats.
10	Potential Bat Roost Feature (PRF)	Hanging tiles (partly smashed off). Potential for use by roosting bats.
11	Potential Bat Roost Feature (PRF)	Access hole to void beneath building. Grill has been removed. Void continues into large space beneath the building - potentially suitable for hibernating bats.
12	Potential Bat Roost Feature (PRF)	Hanging tiles (partly smashed off). Potential for use by roosting bats.
13	Potential Bat Roost Feature (PRF)	Hanging tiles (partly smashed off). Potential for use by roosting bats.
14	Miscellaneous target note	Dense ivy completely obscuring gable end of building.
15	Potential Bat Roost Feature (PRF)	Hanging tiles. Potential for use by roosting bats.
20	Potential Bat Roost Feature (PRF)	Historic folly building, extremely overgrown. Missing bricks offer potential bat access into inside of building which offers excellent bat roosting habitat, particularly for hibernation.
23	Bat access point	Boiler room viewed internally. No evidence of bats. Hole in internal wall could provide access into cavity.
25	Potential Bat Roost Feature (PRF)	Old chimney (rest of structure collapsed) - potential for use by roosting bats entering fireplace or top of chimney.
27	Potential Bat Roost Feature (PRF)	15 cm x 12 cm hole into cavity wall.
28	Potential Bat Roost Feature (PRF)	Approx 6m tall wall - brick on one side and stone on the other. Generally intact but where cavities exist, offers roosting potential for bats.
29	Potential Bat Roost Feature (PRF)	Approx 6m tall wall - brick on one side and stone on the other. Generally intact but where cavities exist, offers roosting potential for bats.

Target notes

Object ID	Type	Notes and findings
30	Potential Bat Roost Feature (PRF)	Notable gap in end of large brick and stone wall behind in-built wooden beam.
31	Potential Bat Roost Feature (PRF)	Approx 6m tall wall - brick on one side and stone on the other. Generally intact but where cavities exist, offers roosting potential for bats.
32	Potential Bat Roost Feature (PRF)	Notable gaps into gable end wall alongside beams and pipes (B11).
33	Potential Bat Roost Feature (PRF)	Notable gap into soffit.
35	Bat access point	7x7 cm hole through wall.
37	Potential Bat Roost Feature (PRF)	Hanging tiles (intact). Potential for use by roosting bats.
40	Potential Bat Roost Feature (PRF)	External basement access - basement is small but has bricked access into larger basement beneath house.
43	Potential Bat Roost Feature (PRF)	Tree has notable features with potential for roosting bats: Two notable holes half way up main stem (one in use by nesting starlings). Also various wounds and cavities in large branches of crown.
44	Roosting bats	Brown long-eared bat found roosting between glass and wooden board (15/08/18 and 20/08/18).
45	Droppings	Few scattered bat droppings found throughout main building internal space.
46	Potential Bat Roost Feature (PRF)	Roof void inaccessible. Access points exist for bats, including around the roof eaves.
47	Potential Bat Roost Feature (PRF)	Crack running along building between brick work and wood below guttering.
48	Potential Bat Roost Feature (PRF)	Holes in roof.
49	Potential Bat Roost Feature (PRF)	Holes in stone wall.
50	Other bat Evidence	Probable bat feeding remains (moth and butterfly wings) (15/08/18) in downstairs room with open door to outside (next to fire escape).

Target notes

Object ID	Type	Notes and findings
51	Potential Bat Roost Feature (PRF)	Gaps in outer brickwork. Inspected using endoscope - no bats present (15/08/18). Repeat inspection during hibernation period would be worthwhile.
52	Potential Bat Roost Feature (PRF)	Wall faced with rubble - numerous cavities suitable for roosting bats, including during hibernation.
54	Potential Bat Roost Feature (PRF)	External storage cupboard. No bats or evidence of roosting bats present during inspection (20/08/18).
55	Potential Bat Roost Feature (PRF)	Wooden cladding with potential bat access points.
56	Droppings	Small number of bat droppings present in sink of toilet room. Sampled (20/08/18).
57	Bat access point	End room of stables is open into roof. No evidence of bats but suitable crevices exist in wall, potentially suitable for hibernating bats. Includes gaps between wooden beams and stone wall.
58	Bat access point	Large hole in flat roof entering room below.
59	Bat access point	Large hole in flat roof entering room below.
60	Bat access point	Large hole in flat roof entering room below.
61	Survey limitation	Locked internal room. Dangerous chemicals.
66	Miscellaneous target note	Gable end of building densely covered with ivy.
67	Potential Bat Roost Feature (PRF)	Wooden cladding.
68	Bat access point	Large holes into roof around chimney.
71	Bat access point	Missing window.
72	Bat access point	Notable hole in roof entering roof space and room below.

Target notes

Object ID	Type	Notes and findings
76	Potential badger evidence	Potential badger latrine (20/08/18).
79	Potential Bat Roost Feature (PRF)	Damaged roof.
80	Potential Bat Roost Feature (PRF)	Plastic cladding.
81	Potential Bat Roost Feature (PRF)	Hanging tiles.
83	Potential Bat Roost Feature (PRF)	Notable gap in large brick and stone wall.
84	Potential Bat Roost Feature (PRF)	Notable gap in large brick and stone wall.
90	Potential Bat Roost Feature (PRF)	Chimney projecting from wall.
91	Potential Bat Roost Feature (PRF)	Chimney projecting from wall.
92	Potential Bat Roost Feature (PRF)	Internal ground-floor rooms have reasonable potential for hibernating bats. Accessible via open door to rear next to fire escape.
93	Potential Bat Roost Feature (PRF)	Roof void viewed from one end. No notable bats droppings although space is dusty and can't be inspected closely.
94	Droppings	Scattered bat droppings and moth wings throughout upstairs corridor, indicating probable use as a bat feeding roost. Droppings grouped beneath light fittings.

Appendix 4 – Photographs

Photo 1 – Brown long-eared bat observed in B11 behind a boarded window (15/08/18)



Photo 2 – 1st floor of B11



Photo 3 – Missing tiles on south 'stables' section of B11



Photo 4 – Inside the garages (B12)



Photo 5 – Water tower of B11.



Photo 6 – Bat feeding remains found in B21.



Photo 7 – Chimney visible from the ruins (B7).



Photo 8 – Hanging tiles on B3.



Photo 9 – Foundations of B3.



Photo 10 – Hole in ruined wall 2 (B24)



Photo 11 – Folly building (B5) – internal view through hole in wall



Photo 12 – Downstairs room of the Lodge (B4) – bat droppings were present below the curtain.



Appendix 5 – Wildlife Legislation

Statutes and English Law

Bats

All species of bat and their breeding sites or resting places (roosts) are protected under Regulation 41 of The Conservation of Habitats and Species Regulations 2017 and Section 9 of the Wildlife and Countryside Act 1981. It is an offence for anyone intentionally to kill, injure or handle a bat, to possess a bat (whether live or dead), disturb roosting bats, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.

Bats and their roosts may also be protected by site designations, for example if their roost site or feeding grounds are notified as a Special Area of Conservation (SAC). The European Habitats Directive (1992) requires that protected sites are designated to ensure that bat species populations of the following species are maintained at a favourable conservation status: greater horseshoe, lesser horseshoe, Bechstein's, barbastelle, greater mouse-eared.

Planning Policy

In addition to the statutes described above, various planning policy imposes duties upon planning applicants to take account of protected species and habitats at sites of proposed development and in particular, protected species. The objective of this policy is to prevent a net loss of species and habitats diversity identified as priorities for the U.K. as a consequence of development activity.



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